



Landmarks & Urban Conservation Commission

Agenda Item: 5

Case No.: 17-LUCC-50015

Project # 1011225

May 10, 2017

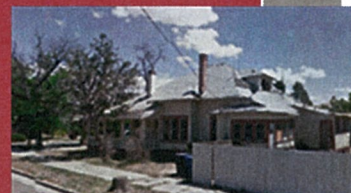
Agent	Maryellen Hennessy
Applicant	Camp Law LLC
Request	Certificate of Appropriateness for Alterations
Legal Description	Lot 32, Block 16 of Perea Addition
Address/Location	217 13 th Street
Size	0.21 acres
Zoning	Su-2, DNA-SF
Historic Location	Fourth Ward Historic Overlay Zone

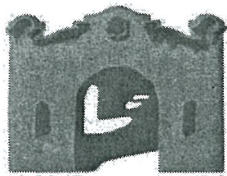
Summary of Project

The application is for a Certificate of Appropriateness for Alterations and Additions to a hipped roof craftsman style house in the Fourth Ward Historic Overlay Zone. It includes to removal of a small mud room from the rear of the house and the extension of the southwest rear wall across the full length of the house creating a larger kitchen space.

It also calls for the removal and rebuilding of a bathroom addition on the south elevation.

This project has been reviewed for compliance with the New Town Neighborhoods Development Guidelines and LUCC ordinance. Staff analysis follows.





Landmarks & Urban
Conservation Commission



Agenda Number: 5
Case No.: 17LUCC 50015
Project # 1011225
Date May 10, 2017

Staff Report

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Applicant	Camp Law LLC
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Legal Description	Lot 32, Block 16 of Perea Addition
Address/ Location	217 13 th Street
Size	0.21 acres
Zoning	Su-2, DNA-SF
Historic Loc.	Fourth Ward Historic Overlay Zone

Staff Recommendation

APPROVAL of Case #17 LUCC 50015, Project # 1011225, a request for a Certificate of Appropriateness for Alterations, based on the Findings 1-11 beginning on page 11 and subject to Conditions on page 12

Leslie Naji
Senior Planner

Summary of Analysis

The application is for a Certificate of Appropriateness for Alterations and Additions to a hipped roof craftsman style house in the Fourth Ward Historic Overlay Zone. It includes to removal of a small mud room from the rear of the house and the extension of the southwest rear wall across the full length of the house creating a larger kitchen space.

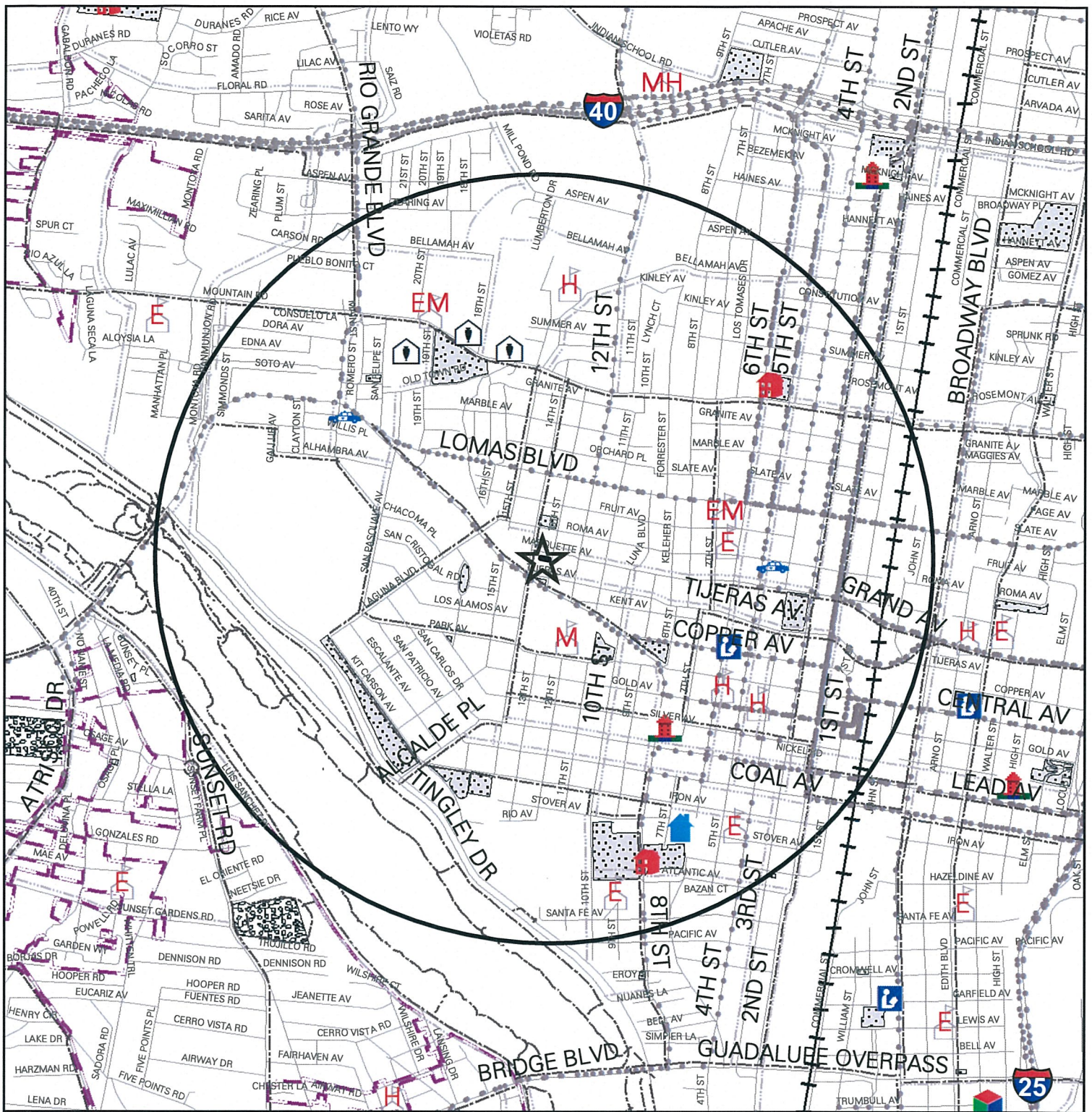
This project has been reviewed against the New Town Neighborhoods Development Guidelines for additions and alterations and finds that the proposed project is consistent with specific applicable development guidelines for the Fourth Ward Historic Overlay Zone.

The proposed alteration is appropriate and the historic architectural character of the Fourth Ward is sufficiently respected to meet applicable guidelines.





















PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Design Guidelines for the Appropriate Historic Zones.

APPLICATION MATERIAL

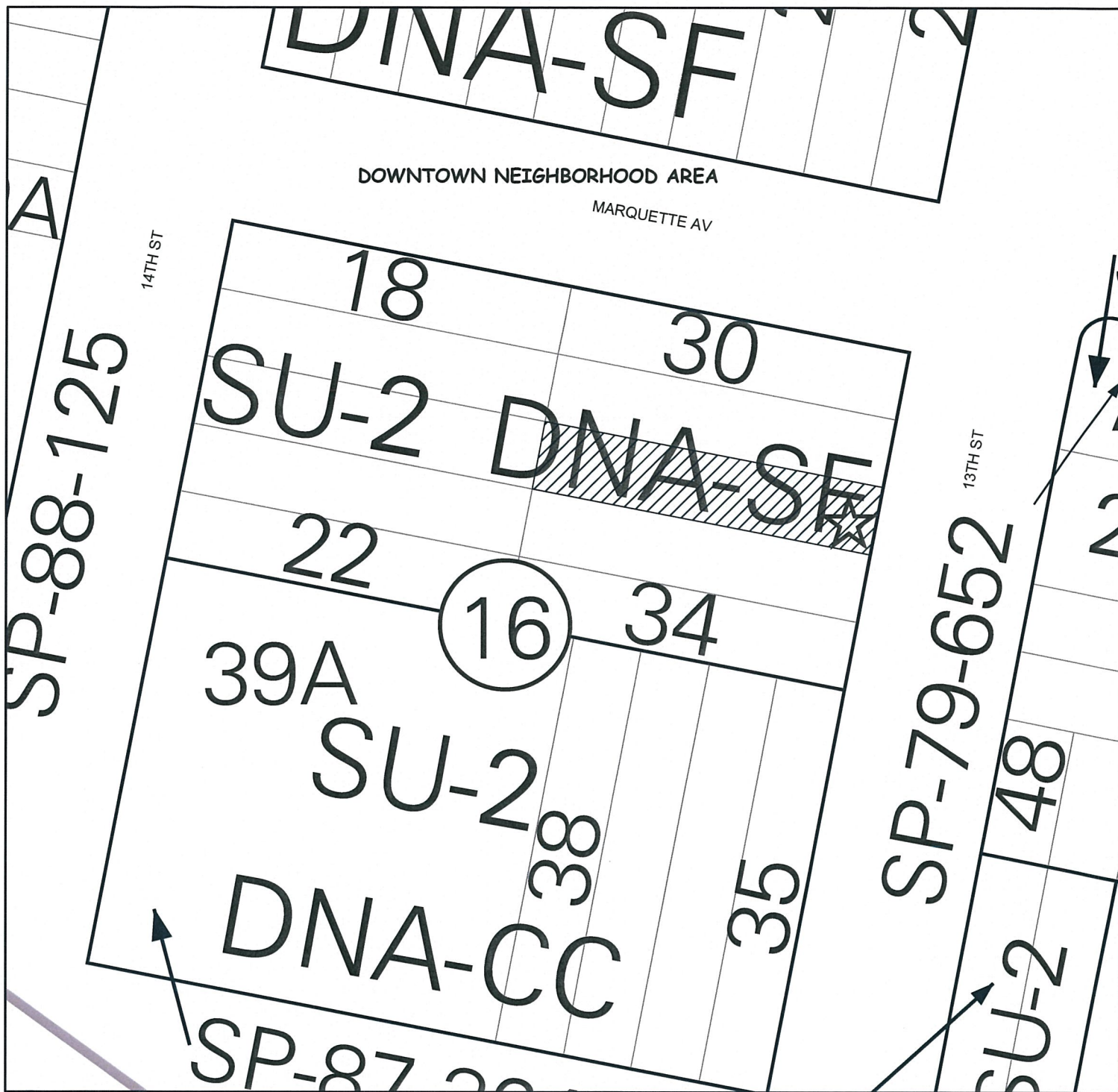


Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  COMMUNITY CENTER |  FIRE |  Public Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  ABQ Ride Routes |  Undeveloped County Park |
|  MUSEUM |  Albuquerque City Limits |  Developed City Park |  Undeveloped City Park |

Project Number: 1011225

0 0.5 1 Miles



ZONING MAP

Note: Grey shading
indicates County.



1 inch = 50 feet

Project Number:
1011225

Hearing Date:
05/10/2017

Zone Map Page: J-13
Additional Case Numbers:
17LUCC-50015



LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

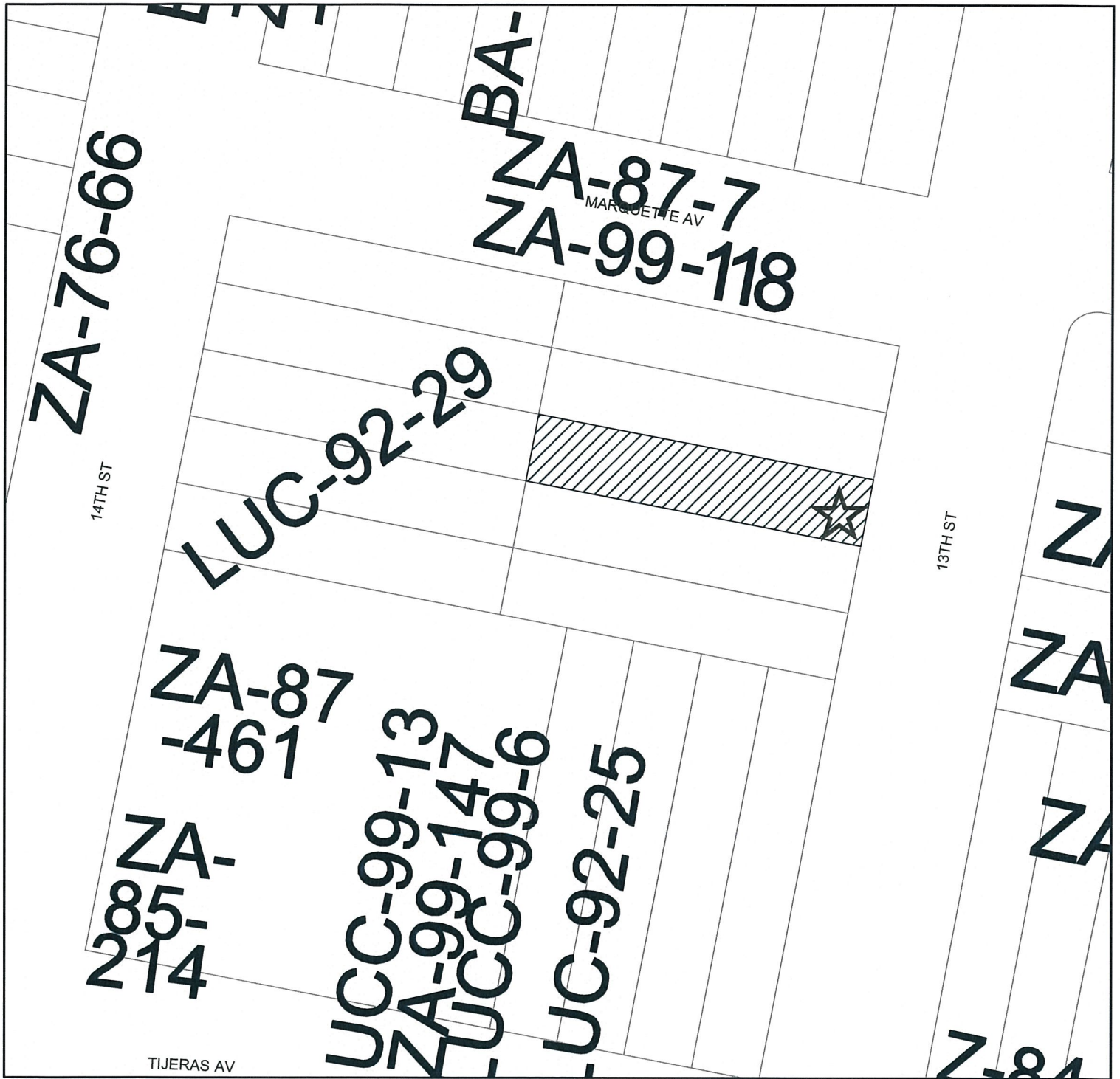


1 inch = 50 feet

Project Number:
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HISTORY MAP

Note: Grey shading indicates County.



1 inch = 50 feet

Project Number:
1011225

Hearing Date:
05/10/2017

Zone Map Page: J-13
Additional Case Numbers:
17LUCC-50015

SUMMARY OF REQUEST

Requests

Certificate of Appropriateness for Alterations including the removal of a previous addition and the construction of a new addition to the rear of the house.

Historic Location

Fourth Ward Historic Overlay Zone

AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	1-2	Flat and hipped roofs. Bungalow style largely around mid-1920s	Residential
Site to the North	1	Bungalow style, wood shingled siding, hipped gabled roof, 1913	Residential Contributing
Sites to the South	1	NM Vernacular, colonial revival, wood siding, gabled asphalt shingled roof, 1909	Residential Contributing
Site to the East	1	Stone faced style, tile & stucco, flat roof, 1949	Residential Non-Contributing
Site to the West	1	Hipped box style, double hung wood, hipped asphalt shingled roof, 1910	Residential

INTRODUCTION

Proposal

The applicant proposes to remove a small previous addition from the rear of the house that was poorly incorporated and extend the rear wall of another rear addition across the entire width of the house at the rear. In addition to the rear construction, an existing bathroom addition on the south elevation is to be removed and rebuilt.

The house will also undergo renovations and restorations to windows, siding, roofing, basement excavation and interior reconfiguration. The majority of exterior work is repair and maintenance.

Context

The Fourth Ward Historic District is a neighborhood of fine homes that grew up between the original Villa de Albuquerque (Old Town) and the “new town” that had grown around the railroad tracks over a mile to the east. The Fourth Ward Historic District and Overlay Zone derives its name from the City’s early system of political subdivisions called “Wards”. This large historic district is bounded by Lomas Boulevard to the north; Tijeras, Kent and Central to the south; Keleher Avenue and Eighth St. on the east; and 14th and 15th Streets to the west. A small portion of the historic district at the southeast corner is not included in the boundaries of the historic overlay zone.

The district contains a variety of homes built between 1880 and 1930, with most of the development beginning in the early twentieth century. Prior to 1900, most new housing was concentrated in Huning Highland to the east of the railroad tracks and the Fourth Ward has a few houses on large parcels of land. After the turn of the century, the Fourth Ward became the fashionable neighborhood for Albuquerque’s growing business class. A wide variety of architectural styles are represented in the district including Queen Anne, Bungalow, Hipped Box, Prairie, Federal Revival style, Territorial Revival, Mission Revival, Spanish Pueblo Revival, Dutch Colonial Revival, Tudor Revival and Foursquare.

The area developed primarily as a residential neighborhood of mostly single-family dwellings, some multi-family apartments containing central landscaped courtyards, and a few commercial structures. Originally, the front yards were unfenced and street trees were planted in the strip between the curb and the sidewalk. The homes typically had a 20 foot front yard setback on the north-south streets and a 15 foot front yard setback on the east-west streets. The Fourth Ward Historic District was listed on the New Mexico Register of Cultural Properties in 1979 and the National Register of Historic Places in 1980. The City Council mapped the Historic Overlay Zone in 1991.

History

The house was originally built in 1906 for Charles Eller, a local dentist. In 1912 it was sold for the first of only three times, prior to its current owner. Each family resided in this house for 23 – 45 years. Following the death of the last owners of 45 years, the property fell into disrepair although the interior was well protected.

The house site is a double lot at the corner of 13th St and Marquette Ave. The exterior is wood siding with an asphalt shingle roof laid in the French Method, on the diagonal. The majority of windows are one over one, however there are number of square cross-paned windows as well.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Albuquerque-Bernalillo County Comprehensive Plan of 1988, amended 2003

This site is a Historic Resource in terms used in the *Comprehensive Plan*. The plan sets out goals and policies concerning land use, environmental protection and heritage conservation. Chapter II, Section 5, Historic Resources Goals and Policies (pp. II-61-II-62) states:

“The Goal for Historic Resources is to protect, reuse or enhance significant historic buildings and districts.”

Applicable Historic Resources policies include:

Policy a: Efforts to provide incentives for the protection of significant buildings and districts shall be continued and expanded.

Policy b: Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued where appropriate.

Policy c: Increase public and inter-agency awareness of historic resources and preservation concerns.”

This site is contained in the Central Urban Development Area, a portion of the Established Urban Development Area as defined in the *Comprehensive Plan*, and is subject to the policies of Section II.B.5 (Established Urban Area) as well as the Central Urban Area policies. The Goal of the Central Urban Area is to “promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.”

The Goal of the Established Urban Area is to “create a quality urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Applicable Established Urban Area policies include:

Policy d: “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.”

Policy o: “Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.”

Comprehensive Zoning Code/ Downtown Neighborhood Area Sector Development Plan

The subject property is zoned SU-2/DNA-SF single family under the Downtown Neighborhood Area Sector Development Plan. It corresponds with uses permissive in the R-1 zone of the Zoning Code with the exception of secondary dwelling units to be regulated according to the SU-2/TH zone which corresponds to designated zoning in the 1976 SDP for this site.

One of the Land Use goals of the DNASDP states:

Land Use Goal 3: The predominately single-family residential character of the Downtown Neighborhood Area will be preserved and protected, while maintaining economic diversity in housing.

Objective 3.2: Encourage renovation of existing single-family homes and retain residential uses of homes.

Objective 3.3: Allow a variety of housing types (i.e., townhomes, single family, multi-family, senior living facilities).

The project directly addresses the Goals and Objectives of the DNA Sector Development Plan through the renovation of a single-family residence which had been vacant for several years.

Resolution –046-1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the subject property contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone. Contained within this resolution are general guidelines, of which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

Fourth Ward Historic Overlay Zone Design Guidelines

The Landmarks and Urban Conservation Commission approved specific development guidelines as delegated by *Resolution –046-1991*. These guidelines were revised in 2002. The guidelines for New Construction are applicable to this case. The policy states, “New

construction should add visual interest and a sense of scale to the streetscape and be compatible with the general characteristics of contributing buildings in the vicinity. New buildings should reflect designs traditionally used in the area.” Section VI Miscellaneous Features is also applicable to this case. Section VI.A.1 states that, "All site and right-of-way alterations shall be reviewed by the LUCC for a Certificate of appropriateness."

Landmarks and Urban Conservation Ordinance

This site consists of new construction in the Fourth Ward Historic Overlay Zone. The project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

“Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city’s economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city’s heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.”

Section 14-12-8 (A) of the LUC ordinance provides that:

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved."

New Town Neighborhoods Development Guidelines for the Huning Highland, Fourth Ward and Eighth & Forrester Historic Overlay Zones

The development guidelines were revised and adopted by the LUCC in October 2010. The development guidelines to protect neighborhood character, specifically those relating to new building, are applicable to this request. The proposal is analyzed with regard to relevant sections:

POLICY - Additions

Additions to contributing historic buildings have a responsibility to compliment the original structure, ensuring that the original character is maintained. They should reflect the design, scale and architectural type of the original building. Older additions that have significance in their own right should be considered for preservation.

Guidelines

1. Retain and preserve original features:

- Minimize damage to historic building by constructing additions to be structurally self-supporting and attach to the original building carefully to minimize the loss of historic fabric.

- Consider the reuse of original features and elements in the new construction where removal was required to accommodate an addition.

The proposed project requires the removal of an addition added to the house previously. The proposed new addition will result in the removal of one original window from the rear bathroom as this bathroom will be incorporated into the rear addition.

A number of drop-pocket windows are to be salvaged from the old addition that is to be removed. These windows are incorporated into the new addition along the extended rear wall.

The original roofline will not be affected; however, it will be extended to cover the new addition. The slope of this portion of the roof is slighter than the original roof but matches the roofline of the previous addition that is to remain.

The proposed replacement addition on the south elevation uses a shed roof. Although it is the same as is currently used in this location, and does incorporate the French method shingles, the first addition was not well incorporated. The addition of a hipped roof, consistent with the majority of roof types used on the house should be considered.

2. Design new additions to be in proportion, but subordinate to, the original building's mass, scale and form.

- Additions should be constructed on secondary facades and to the rear of the original building. Additions constructed on secondary facades should be set back from the primary façade.

Both additions are located on secondary facades.

- The addition's height, mass and scale shall maintain an overall relationship to other contributing buildings on the block.

The height and massing is similar to the original structure with the roof of the rear addition aligning with the existing addition's roof line.

- Additions should not visually overpower the original building.

The additions do not overpower the original structures.

- Additions should not exceed 50% of the original building's square footage.

The house addition is approximately 17%, of the original building size.

- Design an addition to complement existing elements and features, such as roof shape and slope.

The design complements the original structure through use of materials; however, the roof style of the small bathroom addition on the south elevation is a bit of an anomaly. A hipped roof, if it can be accommodated, would integrate better with the original structure.

- Additions should not convert secondary facades to primary facades.

There is no change to where the primary entrance is located. The additions are secondary.

3. Design new additions to be compatible yet discernible from the original building.

- Additions should have similar materials and details, however; there should be a clear distinction between the historic building and new addition.
- Consider simplifying details or slightly changing materials.
- Additions should not reflect historic styles that predate the original building.
- Contemporary design for an addition may be appropriate if the original building's characteristic historic and architectural features are retained and the addition's exterior materials are similar to or the same as those of the original building.

The additions proposed are both compatible with the original buildings and discernible from them. The similar use of materials and window styles connects them to the original. The reuse of existing windows especially aids in the compatibility. If possible, the repurposing of the rear window to be removed could replace the proposed window in the southern addition. That window is smaller than any other window in the house.

4. Exterior materials used on new additions should complement those materials found on contributing buildings found in the neighborhood.

The addition uses wood siding to match existing siding on the house.

5. Windows should be similar in character to the historic building.

- New windows should be of a similar type and material.

The majority of new windows are being filled by salvaged drop pocket windows from the earlier addition.

6. Existing additions to historic buildings may be removed if not associated with the period of significance, or they detract from the architectural character of the building.

The existing additions are to be removed were poorly constructed and did not integrate well with the original house.

POLICY- Roofs and Roof Features

The character of a historical roof should be preserved, including its form. Materials should be preserved whenever feasible.

Guidelines

1. Retain and preserve the original roof form.

The proposed alteration has used the existing roof pitch of the earlier addition. The south addition also maintains its original style, a shed roof, but this would incorporate better if it were a hipped roof.

2. It is not appropriate introducing new roof features and details to a historic building that may result in the creation of a false sense of history. New features may be approved if historically appropriate to a building's style.

The proposed addition does not create a false sense of history. It uses materials, treatments, openings and roof pitch of the existing structure.

POLICY – Windows and Doors

The character-defining features of historic windows and doors and their distinct arrangement shall be preserved. In addition, new windows and doors should be in character with the historic building. This is especially important on primary facades.

Guidelines

1. Retain and preserve the position, number, size and arrangement of historic windows and doors.

All existing windows and doors in the original part of the house are to be preserved in their current location with the exception of one rear window. New windows are salvaged windows from the addition to be removed. Only the French doors at the rear of the house introduce a new element to the façade.

2. Replacement of windows and doors that have been altered and no longer match the historic appearance is recommended.

The removal of the previous addition bathroom window would be appropriate to be replaced with larger salvaged window.

POLICY – Porches and Entrances

Where a porch is a primary character-defining feature of a front facade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, material and detailing.

Guidelines

2. Retain and preserve functional and decorative details such as porch columns, balustrades, brackets, steps, piers, rails, ceilings, floors, entrance sidelights, transoms, pilasters and pediments.

The small rear porch of the addition suggests a wood porch and steps with a wood balustrade. Detail is insufficient to determine its actual appearance. It is recommended that the side balustrades replicate the front porch elements.

NEIGHBORHOOD NOTIFICATION

The applicant notified the Downtown Neighborhoods of this request. No comment has been received as of the preparation of this report.

CONCLUSIONS

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the Fourth Ward Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. As discussed in the analysis above, this proposal is for the removal of previous additions to a house and the building of new additions. It is generally consistent with the guidelines and the criteria for approval of a Certificate of Appropriateness.

Staff concludes that the project is eligible for a Certificate of Appropriateness subject to the conditions of approval.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case 17-LUCC-50015/ Project # 1011225(May 10, 2017)

1. This application is a request for a Certificate of Appropriateness for alterations at 217 13th St. NW on lot 32, Block 16 Downtown Neighborhood Area, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/DNA-SF.
2. The subject site is a lot of approximately 0.21 acres.
3. The proposal is to remove existing additions and replace them with new additions to the house.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if “*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*”.
6. The proposed work is consistent with the designation ordinance R-132-1980. The proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 through 11 below.
7. The proposal is consistent with guidelines for *Additions, Guidelines #1, 2, 3, 4, 5 & 6*. It maintains building mass, rhythm, material and detailing consistent with properties within the Fourth Ward Historic Overlay Zone. Additions are to the rear or side of the house. Building elements such as windows and doors are of traditional dimensions.
8. The proposal is substantially consistent with *Roofs and Roof Features, Guidelines 1 & 2*. It continues the same slope and material for the new addition roof as that of the earlier addition; however, a change in the shed roof used on the south elevation with a hipped roof is recommended.
9. The proposal is consistent with *Windows & Doors, Guidelines 1, 2 & 3*, maintaining original windows and doors and installing salvages windows from the previous addition.

10. The proposal is substantially consistent with guidelines for *Porches and Entrances, Guidelines 2*. The existing porch is not changed in any way and the proposed porch is of a similar style.
11. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "*The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished*". The architectural character, historical value of the Fourth Ward Historic Overlay Zone will not be significantly impaired or diminished due to the proposal's conformance with the specific development guidelines.

RECOMMENDATION - Case No. 17-LUCC-50015/ Project # 1011225- May 10, 2017

APPROVAL of 17-LUCC-50015/ Project # 1011225, an application for a Certificate of Appropriateness for new construction, located at 217 13th St. NW on lot 32, Block 16 Downtown Neighborhood Area, a property in the Fourth Ward Historic Overlay Zone, zoned SU-2/DNA-SF. based on the above eleven (11) findings and subject to the following conditions.

Conditions of Approval Recommended

1. Change shed roof of south addition to a hipped roof.
2. Relocated window from rear of original house and use in the south addition, if possible.
3. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.



**Leslie Naji, Staff Planner
Urban Design and Development Division**



SUBDIVISION

- ☐ Major Subdivision action
☐ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☒ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☐ Zone Map Amendment (Establish or Change Zoning)
☐ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)
☐ Street Name Change (Local & Collector)
☐ D A APPEAL / PROTEST of...
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): MARVELLEN HENNESSY PHONE: 550-0320
 ADDRESS: 815 MOUNTAIN ROAD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: mehennessy53@gmail.com
 APPLICANT: CAMP LAW LLC PHONE: 720-8597
 ADDRESS: 215 GOLD AVE NW SW SUITE 102 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: minerva@camp.law.nm.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: GENERAL REHABILITATION AND CONSTRUCTION of addition

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 32 Block: 16 Unit: _____
 Subdiv/Addn/TBKA: PEREA ADDITION
 Existing Zoning: SUZ/DNA-SF Proposed zoning: N/A MRGCD Map No. _____
 Zone Atlas page(s): 513 UPC Code: 101305837907241407

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): NO

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): .21
 LOCATION OF PROPERTY BY STREETS: On or Near: 217 13th ST NW
 Between: TIJERAS and MARQUETTE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE Maryellen Hennessy for CAMP LAW LLC DATE 4/10/17
 (Print) MARVELLEN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #'s are assigned
☐ AGIS copy has been sent
☐ Case history #'s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

17LUCC-50013

Action

COA
ADV
CMF

Form revised 4/07

S.F. Fees
 _____ \$ 35.00
 _____ \$ 35.00
 _____ \$ 10.00
 _____ \$ _____
 _____ \$ _____
 Total
 \$ 80.00

Hearing date May 10 2017

4-11-17

Project # 1011225

Planner signature / date

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- ☒ **CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING**
☐ **CERTIFICATE OF APPROPRIATENESS STAFF DECISION**
☐ **CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)**

Historic Zone or Designation:
☐ Historic Old Town
☐ Historic Old Town Buffer Zone
☐ Huning Highland
☒ Fourth Ward
☐ Eighth & Forrester
☐ City Landmark
☐ HH-Edo UCOZ
☐ Silver Hill

Type of Request:
☒ Alteration
☐ New Construction
☐ Sign (Please read the note below)*
☐ Relocation
☐ Demolition
☐ National Register Nomination Review
☐ City Landmark Designation
☐ City Overlay Designation
☒ Other ADDITION

Number and Classification of structures on property:

1 Significant Structures
1 Contributing Structures
Noncontributing Structures
Unclassified Structures

Does this request involve a residential property?
☒ Yes ☐ No
Are tax credits or preservation loan funds applied for in connection with this proposal?
☒ Yes ☐ No

Attention applicants:

A conference with the LUCC Planner is advised prior to application. Call the LUCC Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

☐ **LUCC public hearing applications:**

- ☐ Project drawing checklist completed during a consultation with LUCC planner.
☐ All materials indicated on the project drawing checklist. 3 packets
☐ Letter detailing the scope of the proposal including:
1. Extent of work to be done 2. Use(s) of existing and/or proposed site(s) and structure(s) 3. Square footage of proposed structure(s) 4. Proposed phasing of improvements and provisions for interim facilities 5. Relevant historic facts
☐ Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
☐ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☐ Sign Posting Agreement (provided upon application)

☐ **Administrative (Staff) Approval checklist:**

- ☐ Project drawing checklist completed during consultation with LUCC planner
☐ All materials indicated on the project drawing checklist and required by the LUCC planner
☐ Letter detailing the scope of the proposal including:
1. Extent of work to be done 2. Use(s) of existing and/or proposed site(s) and structure(s) 3. Square footage of proposed structure(s) 4. Proposed phasing of improvements and provisions for interim facilities 5. Relevant historic facts
☐ Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
☐ Administrative Approval (LUCCS) Sign Posting Agreement
☐ LUCC building permit waiver signed by the applicant (provided upon approval)

***PLEASE NOTE:** Approval of a signs in the overlay zones also require a sign permit from Zoning in addition to LUCC approval.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CAMP LAW LLC
Applicant name (print)
Matthew Kennedy
Applicant signature/date

☐ Checklists complete

Application case numbers

Form revised October 2012

☐ Fees collected

17446 50015

4-11-17

☐ Case #s assigned

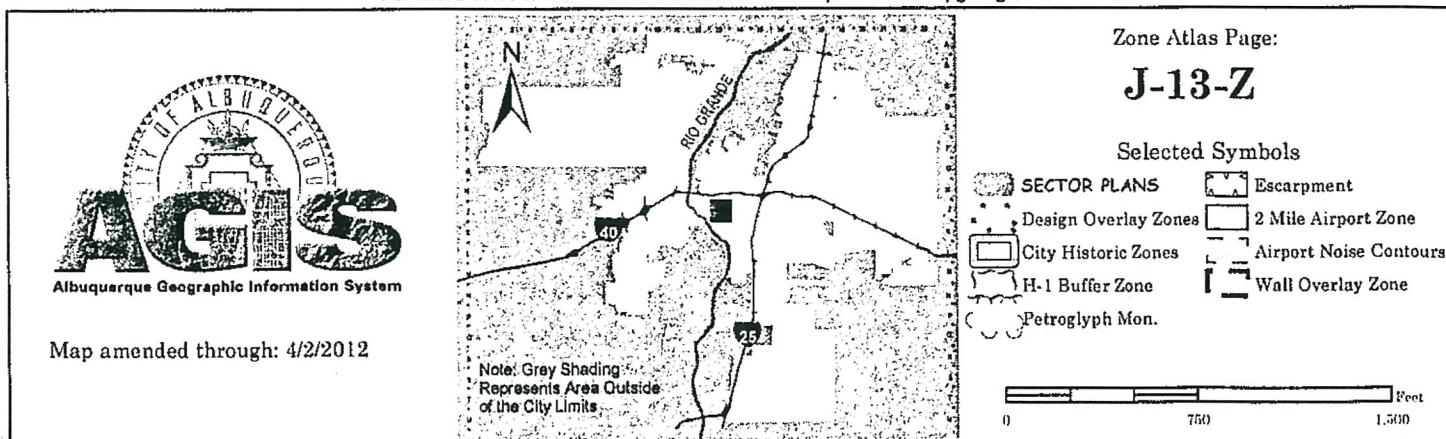
Dev Review Division signature/date

☐ Related #s listed

PROJECT# 1011225



For more current information and details visit: <http://www.cabq.gov/gis>





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

April 4, 2017

Maryellen Hennessy
815 Mountain Rd NW
Albuquerque, NM 87102
(505) 550-0320
mehennessy53@gmail.com

Dear Maryellen:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[LUCC Submittal]** project recorded as **[Lot 32, Block 16, Perea Addition]** located on **[13th Street between Tijeras Ave NW and Marquette Ave NW]** zone map **[J-13]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

April 10, 2017

Downtown Neighborhoods Association

RE: LUCC application **217 13th St. NW** Albuquerque NM

Greetings Ms. Eagles and Mr. McCain:

I am writing on behalf of the property owner to notify your association of a pending application to the City's Landmarks and Urban Conservation Commission. A Certificate of Appropriateness for alteration is requested and scheduled for the LUCC's regular public hearing on **May 10, 2017** beginning at **3:00pm** in the basement hearing room at **Plaza del Sol, 200 2nd St. NW**.

The house at 217 13th St. NW, described as Lot 32 Block 16 of the Perea Addition, has been vacant for an extended period and suffers from a considerable amount of deferred maintenance. The new owner proposes a complete rehabilitation of the hipped roof craftsman house, a contributing building in the Fourth Ward Historic Overlay Zone.

Most of the work includes repair and repainting of all exterior features, new roofing, upgrade of all electrical and mechanical systems and some interior alterations. While a Certificate is not required for repair and maintenance or interior alterations, the owner also proposes a small addition to the rear of the house for which LUCC approval is required.

The new addition would remove a small existing "mud porch" at the northwest corner of the house and extend the existing room at the southwest corner across the rear to create a more functional and accommodating floor plan. The proposal appears to comply with the development guidelines for the Fourth Ward Historic Overlay Zone. The project has already been approved by the State Historic Preservation Division's Cultural Properties Review Committee for rehabilitation their tax credit program, further indication of the project's appropriateness.

We hope that the proposal will enjoy the support of the neighborhood association; we believe that the owner's considerable investment in the rehabilitation of this dilapidated and vacant house will benefit the historic district and the neighborhood. Please note that affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by **Friday April 21, 2017**.

For further information you may contact me, agent for the property owner, at 505 550 0320 or mehennessy53@gmail.com.

Regards,

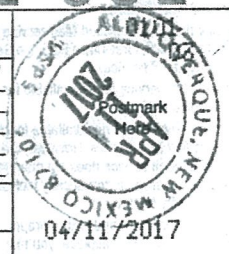
A handwritten signature in black ink, appearing to read "M Hennessy".

Maryellen Hennessy, for Camp Law LLC.

MARYELLEN HENNESSY 815 MOUNTAIN ROAD NW ALBUQUERQUW NM 87102

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